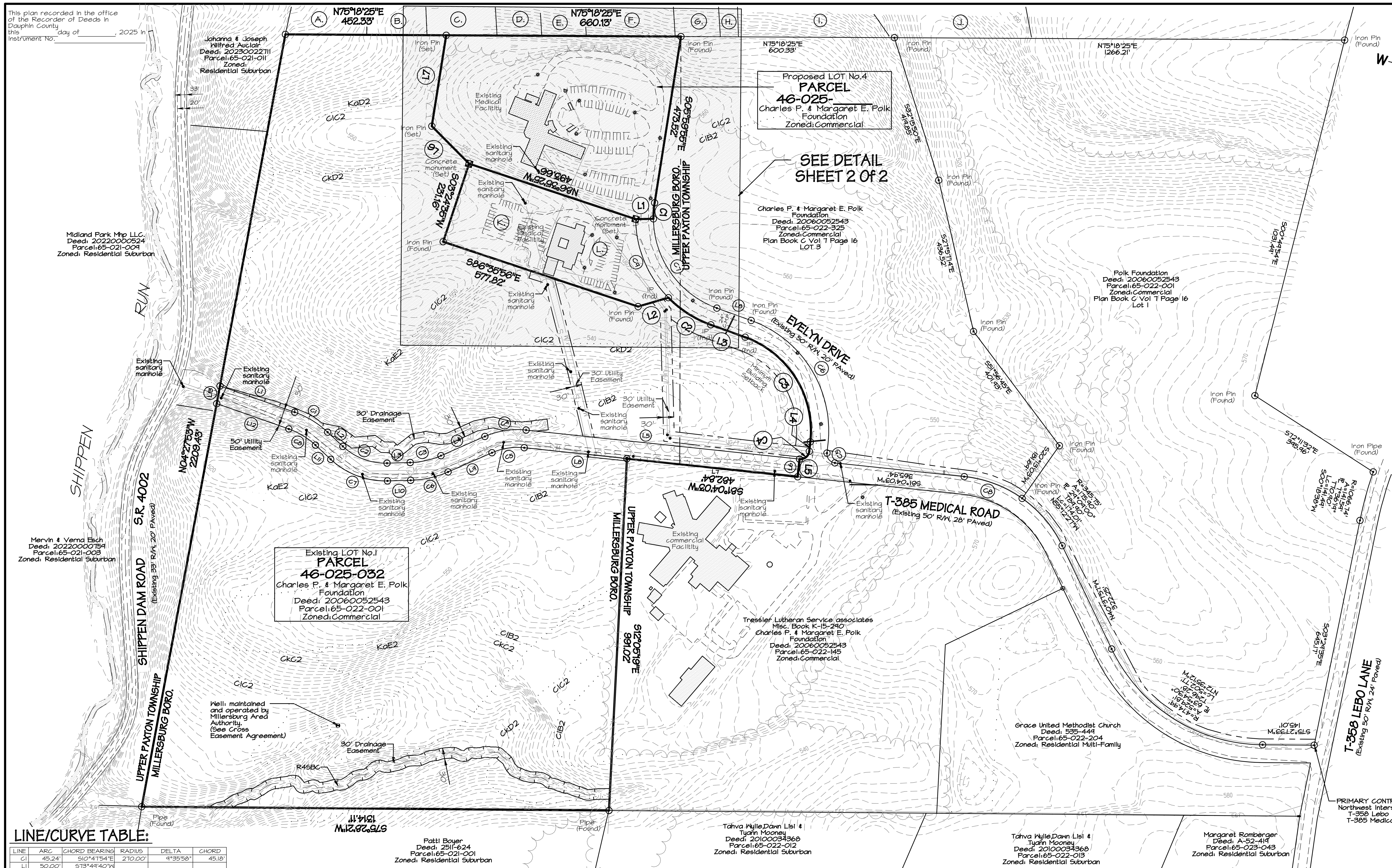
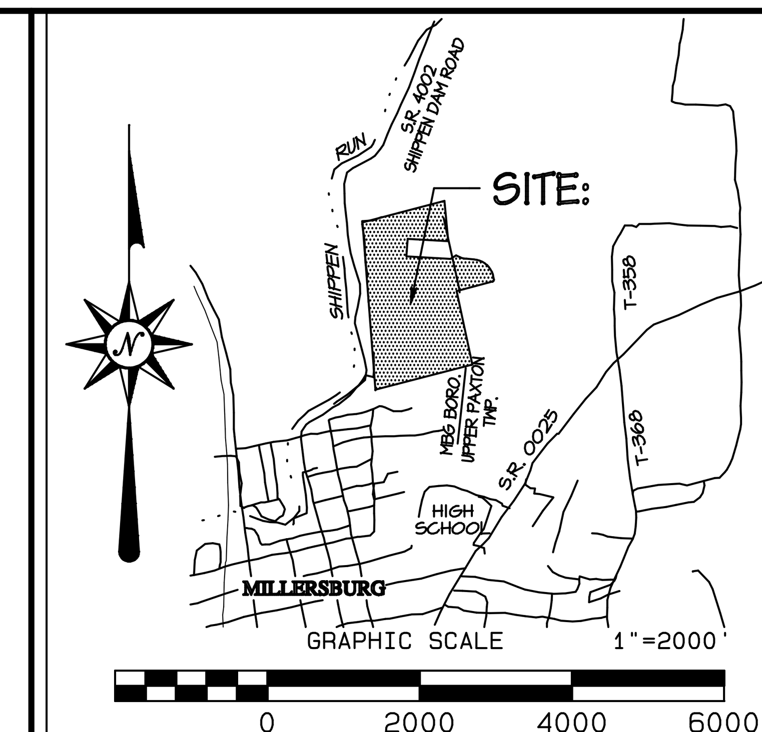
This plan recorded in the office of the Recorder of Deeds in Dauphin County this ________ day of ________, 2025 in Instrument No. ____________





LOCATION PLAN

SITE DATA:

OWNER:
Charles P. & Margaret E. Polk Foundation

ADDRESS:
301 North Street
Millersburg, PA 17061

SITE ADDRESS:
1000 Evelyn Drive
Millersburg, PA 17061

PARCEL NO.: 46-025-032

DEED REFERENCE: 20200021763

ZONED:Millersburg Borough
(C) Commerical District

- Impervious Lot Coverage
  All uses: 80% maximum
- Lot Width at Lot Frontage
  The maximum lot width at lot frontage for all uses shall be 150'.

ZONED:Upper Paxton Township
(C) Commerical District

- Maximum Lot Coverage: 65% maximum
- Minimum Lot Area:
  Served by public Water and sewer 20,000 S.F.
- Minimum Lot Width:
  Served by public Water and sewer 100'
- Minimum Building Yard Setbacks:
  Front 40',Each Side 20', Rear35'

- Lot Area
  a.Apartments: 1,000 sq. ft. per dwelling unit minimum
  b.Other uses: based on required setbacks, coverage, parking, and other applicable standards
  c.The maximum lot depth for all uses shall be 200'.
- Building Height
  a. Building height shall be a minimum of 22' and a maximum of 40'.
  b. Accessory buildings shall have a maximum height of 24'.
- Front Yard Setbacks:
  a. For a lot proposed for development, the minimum front yard setback shall be no closer than the closest to the street right-of-way, while the maximum front yard setback shall be no further than 2' greater than the average front yard setback within that block, on that side of the street.
  b. Where there is no development within the block of the proposed development, there shall be a minimum setback of 15..
- Side Yard Setbacks:
  a. For a lot proposed for development, no minimum single side yard setback shall be established. However,one side yard on the lot must be a minimum of 4'. The maximum side yard setback shall be no larger than the average side yard setback within that block, on that side of the street
  b. Where there is no development within the block of the proposed development, the minimum side yard setback shall be no less than 10.
  c. The minumum side yard setback for an accessory structure shall be 3.
- Rear Yard Setbacks
  a. For a lot proposed for development, the minimum rear yard setback for a principle structure shall be 15;.
  b.The minimum rear yard setback for an accessory structure shall be 3'.

GENERAL NOTES:

- Proposed two lot Subdivision
- Existing land use: (Institutional)
- Deed Reference: Charles P. & Margaret E. Polk Foundation (20060052543)
- Dauphin County Tax Parcel No. (46-025-032)
- Off street parking will be provided on Lot
- Contours are related to the NAVD 1988 Datum
- Existing Parcel 46-025-032 is a vacant piece of property
- Proposed Parcel 46-025-_____ has a Existing medical facility on it and is serviced by Public Sewer and Public water.
- No development is to take place as a result of this plan. In the event of any possible future development on these Lots, sufficient plans and data must first be submitted for review and approval by the proper local, county and state agencies.
- No floodplains exist on this property.
- Stormwater & Erosion control plans will be required prior to any construction or building permit approval. An N.P.D.E.S Perwit will be required if more than 1 Acre of land is disturbed during any construction.
- Parking: On lot parking is provided.
- A waiver of Preliminary plan requiremenets (SALDO 403.1) ____________________.

EASEMENT TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	222.70'	S85°38'13"E				
C1	108.91'	S73°47'23"E	263.36'	23°41'39"	108.14'	55.24'
L2	58.78'	S61°56'34"E				
C2	136.21'	S84°13'20"E	175.14'	44°33'32"	132.80'	71.76'
L3	65.23'	N73°29'54"E				
C3	89.09'	N62°25'29"E	230.48'	22°08'49"	88.54'	45.11'
L4	134.84'	N51°21'05"E				
C4	118.77'	N66°12'34"E	229.00'	29°42'58"	117.44'	60.75'
L5	773.17'	N81°04'03"E				
L6	50.01'	S08°55'57"E				
L7	482.84'	S81°04'03"W				
L8	290.33'	S81°04'03"W				
C5	92.83'	S66°12'34"W	178.99'	29°42'58"	91.80'	47.49'
L9	134.84'	S51°21'05"W				
C6	108.42'	S62°25'29"W	280.49'	22°08'49"	107.74'	54.89'
L10	65.23'	S73°29'54"W				
C7	175.10'	N84°13'20"W	225.15'	44°33'32"	170.72'	92.25'
L11	58.78'	N61°56'34"W				
C8	88.23'	N73°47'23"W	213.35'	23°41'39"	87.60'	44.75'
L12	214.93'	N85°38'13"W				
L13	50.61'	N04°27'53"W				

LINE/CURVE TABLE:

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	45.24'	S10°47'54"E	270.00'	9°35'58"	45.18'
L1	50.00'	S73°49'40"W			
L2	88.79'	N58°36'58"E			
C2	142.93'	S72°22'43"E	320.00'	25°35'29"	141.74'
L3	102.52'	S85°10'28"E			
C3	373.77'	S46°55'56"E	280.00'	76°29'03"	346.63'
C4	39.16'	S36°11'19"W	25.00'	89°45'28"	35.28'
L4	26.77'	S08°41'25"E			
C5	39.38'	N53°48'41"W	25.00'	90°14'32"	35.43'
L5	50.01'	S08°55'57"E			
L6	148.89'	N59°45'24"W			
L7	258.86'	N05°59'55"W			
C6	440.52'	N46°55'57"W	330.00'	76°29'03"	408.53'
L8	102.52'	N85°10'28"W			
C7	207.20'	N37°35'56"W	270.00'	43°58'06"	202.15'
C8	175.90'	N84°21'27"W	345.15'	29°09'00"	174.01'
C9	245.16'	N37°38'07"W	320.00'	43°53'43"	239.21'

ADJOINERS:

A.Erin Lynn Morit & Eric Groff Deed: 20220010961 Parcel:65-016-070 Zoned: Residential Suburban
B. Heather Howard & Alan Howard Deed:20250002623 Parcel: 65-016-047 Zoned: Residential Suburban
C. Jean Chilson Deed:5210-54 Parcel:65-016-048 Zoned Residential Suburban
D.S. Scott Hoover Deed: 2529-427 Parcel:65-016-050 Zoned Residential Suburban
E. Dennis R. & Darlen Schaffner Deed: U-59-291 Parcel: 65-016-053 Zoned:Residential Suburban
F. Randy J. & Lisa J. Coe Deed:6301-569 Parcel:65-016-075 Zoned Residential Suburban
G.Alfonso Luis Santiago Deed:20200004528 Parcel:65-016-061 Zoned:Residential Suburban
H.Alfonso Luis Santiago Deed:20200004528 Parcel:65-016-051 Zoned:Residential Suburban
I. Alfonso Luis Santiago Deed:20200004528 Parcel:65-016-044 Zoned:Residential Suburban
J. Mitchell W. Phillips & Stacey Tonoff Deed:20210041478 Parcel:65-016-041 Zoned:Residential Suburban
K.OSL Holding LLC. Deed:20200021763 Parcel:46-025-058 Zoned:Commerical (Plan Book R-5-22) Lot No.2
L.OSL Holding LLC. Deed:20200021763 Parcel:46-025-057 Zoned:Commerical (Plan Book R-5-22) Lot No.2

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. According to the National Wetlands Inventory, a wetland in the Form of R4SBC- Riverine, Intermittent, Streambed,Seasonally flooded does exist on this property.

HIGHWAY OCCUPANCY PERMIT

Access to the borough/State highway is authorized by a Borough/State Highway Occupancy Permit. No building construction or work within the State highway r/w may commence without said permit.

SOILS:

At - Atkins - silt loam.
ClC2 - Calvin-Leck Kill - shaly silt loam.
CkC2 - Calvin-Klinesville - shaly silt loam.
CkD2 - Calvin-Klinesville - shaly silt loam.
KaD2 - Klinesville - shaly silt loam.
KaE2 - Klinesville - shaly silt loam.

AREA TABULATION:

EXISTING PARCEL: 45-025-032 (Lot #1)
Total Area- 2,365,210 S. F. or 54.30 Acres

PROPOSED PARCEL: 45-025-0___ (Lot #4)
Total Area- 276,822 S.F. or 6.36 Acres

Commonwealth of Pennsylvania
County of Dauphin
On this________ day of________________2025.
before me, the undersigned personally appeared
Owner(s) ____________________________________
Charles P. & Margaret E. Polk Foundation
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.
Owner(s) ____________________________
Charles P. & Margaret E. Polk Foundation

Charles P. & Margaret E. Foundation
301 North Street
Millersburg, PA 17061
PHONE: (717) 692-2613

This plan Apporoved by the Dauphin County Planning Commission this_____ day of____________,2025.
Chairman ____________________________
Secretary ____________________________

This plan reviewed by the Millersburg Borough Board of Supervisors this_____day of________,2025.
Chairman ____________________________
Secretary ____________________________

This plan Approved by the Board of Supervisors of Upper Paxton Township this_____day of________,2025.
Chairman ____________________________
Secretary ____________________________

I, William A. Burch, hereby certify that the subdivision Plan meets all design standards and criteria of the Upper Paxton Township and millersburg borough Subdivision and Land Development Ordinance and that the survey meets all accuracy requirements.

____________________ PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road; Suite 1
Millersburg, PA 17061
Phone: (717) 692-2274

Pa. Lic. No. 22834-E

LEGEND

⧓	Sign
X 620.00	Spot Elevation
X [620.00]	Proposed Elevation
—OH T—	Overhead Telephone Line
—UG/T—	Underground Telephone Line
— E —	Overhead Electric Line
—UG/E—	Underground Electric Line
W—W	Existing Waterline
Lt. Std.	Light Standard
—⊙—	Property Corner
-600-	Existing Contour
RCE	Rock Construction Entrance
OP	Outlet Protection
—x—x—	Fence Line
▲	Deep Probe
△	Unsuitable Probe
	shrub
•	Utility Pole
⊠	Concrete Monument
(A)	Property Adjoiners
	Flag Pole
△ A1	Traverse Point
ClB2 ClC2	Soil Types
———	Building Setback Line
SS	18" Silt Soxx
[600]	Proposed Contour
←	Drainage Swale
CW	Concrete Washout

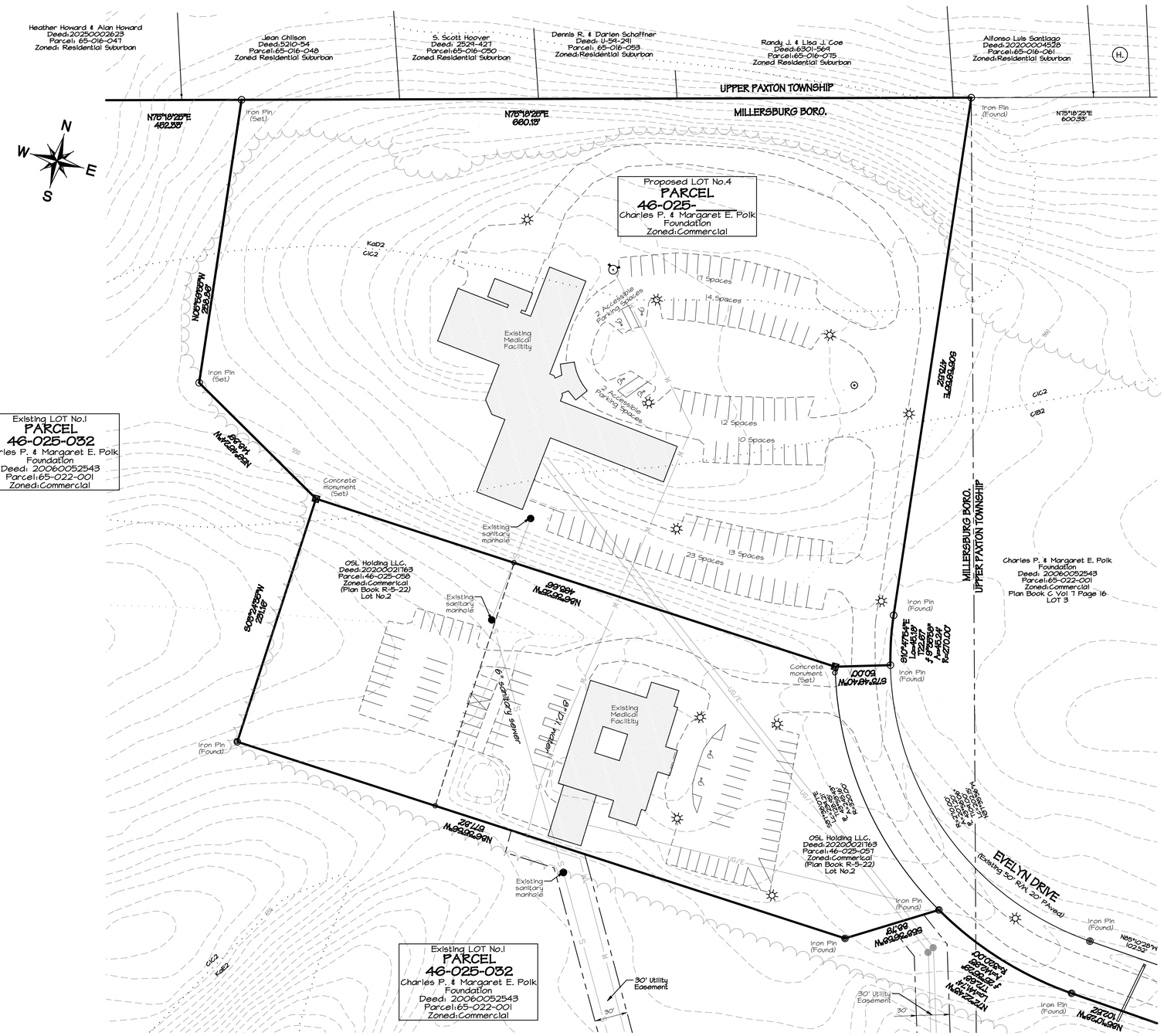
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

CHARLES P. & MARGARET E. POLK FOUNDATION

Situated in
Millersburg Borough/
Upper Paxton Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=150'
0 150 300 450

Date: July 21, 2025
Drawing No: MB-222



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LEGEND

- Sign
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- Existing Contour
- RCE Rock Construction Entrance
- OP Outlet Protection
- Fence Line
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- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- 18" Silt Soxx
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- Drainage Swale
- CW Concrete Washout

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

CHARLES P. & MARGARET E. POLK FOUNDATION

Situated In

Upper Paxton Township

Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=50'

0 50 100 150

Date: July 21, 2025

Drawing No: MB-222

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1
CALL SYSTEM, INC.
1-800-242-1776